

23 OCT 1981

## MEMORANDUM FOR THE RECORD

SUBJECT: Master Plan Weekly Review Meeting

1. The Master Plan Weekly Review Meeting was held on 19 October 1981 in the Washington, D.C. offices of Skidmore, Owings & Merrill (SOM). The following persons were present:

James Rich, SOM  
Alan Carroll, SOM  
John Livengood, SOM  
James Peacock, SOM  
Marsha Pruitt, GSA

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2. The Environmental Assessment Draft is in its final stages and will be submitted to the Agency for review this week. Printing of the final Environmental Assessment is scheduled for 30 October 1981.

3. SOM has not yet received a statement from General Services Administration (GSA) concerning backfill of vacated buildings and personal housing. Marsha Pruitt, GSA, advised that this information will be forthcoming in time to be incorporated into the Environmental Assessment.

4. SOM presented their recommendations concerning the Master Plan "footprint" of the utilities equipment. Their proposal is to replace all existing equipment in the power house with new, more efficient equipment to serve the new building and the existing building. The existing 2,000 kW generators inside the power house will be replaced by new equipment located outside the power house, which will free up space within the power house for additional chillers and steam boilers. The existing cooling towers are proposed to be replaced and relocated adjacent to the new parking structure.

5. SOM presented a thorough Master Plan cost estimate, which includes prices for the new building, reception center, site work and utilities, power house, and the Scattergood-Thorne improvements. The initial review by DL/BPS indicates that the mechanical and electrical cost estimates are high and can be reduced. A brief

summary of the estimated costs, not including design or construction contingencies, in October 1981 dollars is as follows:

Main New Building	\$ 93,780,000
Reception Center	518,000
Parking Structure and Lot	13,464,000
Site Utilities and Roads	3,352,000
Power House	<u>23,040,000</u>
Total	\$ 134,154,000

Scattergood-Thorne	
Records Center	2,994,000
Secure Conference Center	<u>446,000</u>
Total	\$ 3,440,000

6. SOM advised that work on the site model and three perspective architectural renderings are underway and presented a small sample of the colors and landscaping material being used for the model. Preliminary sketches of the renderings will be presented to the Agency before the final submission is prepared.



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